

Ryedale Tenant Association Western Area



MINUTES OF THE MEETING HELD AT RAINBOW LANE COMMUNITY CENTRE THURSDAY 6th September 2007 (16 Attended)

APOLOGIES FOR ABSENCE: Judith Denniss, Heidi Ridgewell, Sue Westoby, Jeff Mitchell, June Mitchell, Molly Sollitt, George Croft, Elsie Croft, Pauline Reeves.

MINUTES OF LAST MEETING: Proposed as correct by Audie Sellars seconded by Jane Ford.

MATTERS ARISING FROM THOSE MINUTES: There were no matters arising.

COMMUNITY REPORT: Audie Sellars (RTAWA Treasurer & Police Community Support Officer) informed the meeting a little bit about some appalling acts of vandalism that have been going on at Malton cemetery. Audie spoke about the damage that had been done and some of the measures that have been put in place to try and stop a reoccurrence of these senseless acts. He explained some of the difficulties of installing CCT cameras and also informed members that the boundary walls around the cemetery are listed which means they cannot be altered to make the area more secure. Audie said that people using through paths from Wentworth Street car park as a short cut also added to the problem.

BOARD MEMBER'S REPORT: AREA COMMITTEES: After a review of the Area Committees the Board agreed that they should continue on a permanent basis and that the Area Managers from the Central and Eastern Areas would work with the Chairs on improving any negatives highlighted in the Area Committees appraisal information. The recommendation carried was that the Central & Eastern Area Committees continue on a permanent basis.

At it's meeting on 9th March 2005 the RHA Board agreed to replace the existing Development & Services Committee and Rent Arrears Panel with a Central Area Committee and an East Area Committee. The committees were to operate on a two-year trial basis, after which time their performance and activities would be evaluated and a final decision made as to their future.

REVISED CHILD PROTECTION POLICY: The Yorkshire Housing Boards approved the Child Protection Policy in September 2006. Since then staff have received training from the National Housing Federation and the NSPCC. Both of these organisations have scrutinised our policy and suggested certain changes to make it clearer and introduce wording that is common across other organisations. On their advice we have amended the Child Protection Policy. The policy has not fundamentally altered in terms of what it is aiming to achieve but some wording has changed. The policy is now more explicit in it's meaning and makes very clear the responsibility of all our staff and our role and responsibilities as a landlord.

The Board were also advised that following a review of the success of the 'Youth Services Co-ordinator' and the future needs for such a position, it had been decided that the post should be made permanent.

JOINT CONTRACTORS PANEL: The Joint Contractors Panel is a committee appointed jointly by the Landlord Boards under the rule that permits delegation. The primary role of the Panel is to approve the addition to or removal of contractors from the Yorkshire Housing Group's Approved List of Contractors. The Board considered a report with proposed changes to the Terms of Reference for the Contractors Panel. Changes were needed to reflect changes in the role of the Panel, because of an expansion of its role Group wide and to link its work into the work of other Governance bodies in the Group.

AMALGAMATION & CHARITABLE STATUS: Among many good reasons for seeking charitable status would be an enormous saving on tax and a more streamline governance to make the Group more efficient and effective. The decision to become charitable will be taken by shareholders at a special general meeting. This is likely to receive a great deal of support, as the tax savings alone could be spent on tenants homes and the services they receive.

The amalgamation would be quite different from the transfer of engagements which was the process used to establish the Group in 1999. At present, with all its subsidiaries, The Group's finance director has to produce 11 sets of accounts annually, and, on top of this, there is considerable duplication of paperwork and Member discussion. Besides creating a single RSL and legal entity the aim of the proposed new structure is to give a clear and strong role to local Area Committees so that they can better assess the needs in their area; monitor their local service delivery; prioritise reinvestment spend; and also agree development priorities.

These committees are proposed to have 50% customer membership (6 places) with local authority and other local stakeholders taking the other places.

ANY OTHER BUSINESS: There was no other business.

DATE TIME AND VENUE OF NEXT MEETING:

Thursday 8th November 2007
7.00pm at Rainbow Lane Community Centre

Chairman	Stewart McCann (RHA Board Member)	10 Rainbow Lane, Malton	YO17 7BU	Tel: 01653 695429
Vice chair	Jane Ford	37 Riverside View, Norton	YO17 9RB	Tel: 01653 699225
Secretary	Judith Denniss	11 Pasture View, Malton	YO17 7DN	Tel: -----
Treasurer	Audie Sellars	18 Station Way, Norton	YO17 9RE	Tel: 01653 691739